

89-16-19-330-704.000-030

VANZANT, BRIDGET

2417 NW 16TH ST

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-296205 (029)/2962

1/2

General Information

Parcel Number 89-16-19-330-704.000-030
Local Parcel Number 46-19-330-704.000-29

Tax ID: 029-53429-00

Routing Number 4619330-050

Property Class 511 RENTAL
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029) RICHMOND CITY -WAYNE TWP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 296205-029 WAYNE-296205 (029)

Section/Plat 4619330

Location Address (2) 2417 NW 16TH ST RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

VANZANT, BRIDGET
487 HAMPTON DR
RICHMOND, IN 47374

Legal

PT SW SEC 19-14-1 0.195A *TIF*



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/27/2023 to 01/01/1900.

Notes

2/23/2024 Misc: 2024; SALES REVIEW
11/22/2021 Misc: 2022 GENERAL REVALUATION

Res

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2022-2025.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value. Row 1: F, F, GE, 64, 64x115, 0.95, \$107, \$102, \$6,528, 0%, 1.0000, 100.00, 0.00, 0.00, \$6,530.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.19), Actual Frontage (64), Developer Discount, Parcel Acreage (0.20), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.03), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.17), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$6,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$6,500).

Data Source Aerial

Collector 11/22/2021 rc

Appraiser 11/22/2021 gw

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	844 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Patio, Concrete	140	\$1,200
Patio, Concrete	84	\$600
Porch, Open Frame	48	\$4,300

Plumbing

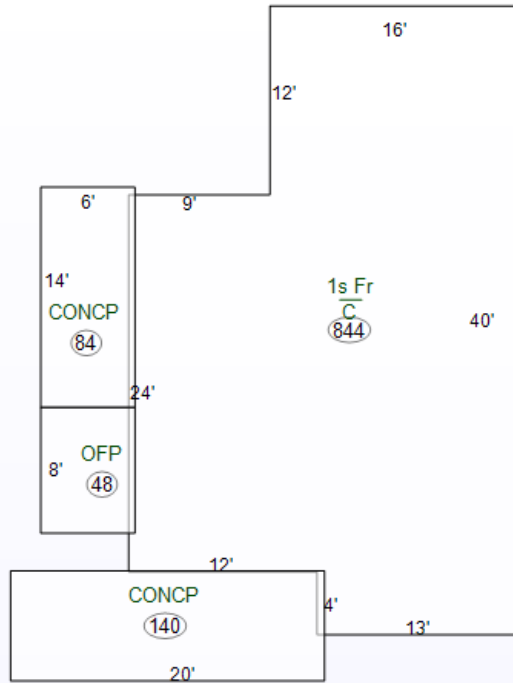
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value
CONCP (84)	1	
OFF (48)	1	
CONCP (140)	1	

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	844	844	\$92,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	844	0	\$7,000	
Slab				

Total Base \$99,700

Adjustments 1 Row Type Adj. x 1.00 \$99,700

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:844 \$5,000
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$104,700

Sub-Total, 1 Units

Exterior Features (+)	\$6,100	\$110,800
Garages (+) 0 sqft	\$0	\$110,800
Quality and Design Factor (Grade)		0.70
Location Multiplier		0.85

Replacement Cost \$65,926

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Residential Dwelling	1	Wood Fr	D-1	1948	1970	55	A		0.85		844 sqft	\$65,926	45%	\$36,260	0%	100%	1.060	1.000	100.00	0.00	0.00	\$38,400